WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/05/03 13:38 2pgs
Fees:13.00 Taxes:222.00
20030305-0029172

OWNER:
Name **Kennard Blackburn**
Address 2312 Seifried Street
City/State/Zip Nashville Tennessee 37208

SEND TAX BILLS TO:
Name New owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Bernard Blackburn** has this day bargained and sold, and does hereby transfer and convey unto **Kennard Blackburn, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in the **8th** Civil District of **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 34 on the Subdivision of the southern part of Lot No. 16 of the Nichol Property, of record in Plat Book 2, page 49, Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Bernard Blackburn, by deed from Larrick Properties, Inc., of record in Instrument No. 20030128-0011330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT THE PRIMARY RESIDENCE OR HAS EVER BEEN THE PRIMARY RESIDENCE OF BERNARD BLACKBURN.

Map-Parcel No.'s: Map 81, Group 06, Parcel 373

This is improved property known as: 2312 Seifried Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **27th** day of **February, 2003**.

Bernard Blackburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Bernard Blackburn** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **27th** day of **February, 2003**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$60,000.00**

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2003.

My commission expires June 18, 205

Notary Public - Register

